



Cascade County Special Use Permit Application

Cascade County Planning Department
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Permit No: _____
App. No.: SUP011-2020
Applied Date: 10/09/20

General Information

A Special Use Permit (SUP) is required for uses in which conformance to additional standards will be required due to characteristics that are unique and special to the use. SUPs are to be issued for one specific use and are required for each tract of land. Legally issued SUPs shall expire one year after the date of approval if construction, or the use permitted, has not started. A one-time only six (6) month extension may be granted by the Zoning Board of Adjustment (ZBOA) upon request. SUP applications require a non-refundable application fee of four hundred and fifty dollars (\$450.00). Each SUP application shall be accompanied by an Location/Conformance (L/C) Permit application for changes in use and/or structures associated with the SUP application.

Application Information

Property Owner Name: Todd J. or Alena O. Standley

Applicant Name: Todd Standley

Application Type: ☐ Change of Use ☒ New Structure(s)

Special Use Call Out: Small, custom-exempt animal slaughter and butcher facility.

Understanding the Regulations

The proposed use must be specifically mentioned as a category in Uses Permitted Upon Issuance of a Special Use Permit within Section 7 of the Cascade County Zoning Regulations. Portions of the County Zoning Map and the Zoning Regulations are available at the Cascade County Website at <http://departments.cascadecountymt.gov/planning>.

Steps of the Application Process

- (1) Schedule a Pre-Application meeting with planners to ensure the project will meet the standards for Special Use Permits as outlined within Section 7 of Cascade County's Zoning Regulations.
- (2) Complete, sign and submit a Special Use Permit application, Location/Conformance Permit application and a Use Statement Form, with the \$450.00 application fee to Planning Staff.
- (3) Diagrams, business plans, photographs and other documents may be requested as part of a complete application, depending on the applicant's proposal.
- (4) Planning Staff will notify interested agencies of the proposed project to request comments for the application.
- (5) Planning Staff will schedule a public hearing before the *Cascade County Zoning Board of Adjustment*;
- (6) Legal notice will be published twice in the Great Falls Tribune with at least six (6) days separating each publication.
- (7) Notice will be sent to all adjacent landowners via certified mail.
- (8) Planning Staff will present the application to the Zoning Board of Adjustment along with recommendations, based on findings of facts.
- (9) The *Zoning Board of Adjustment* will make a determination on the application; three (3) affirmative votes are needed to issue the permit.
- (10) Upon written notice from the Planning Staff, the applicant may begin the permitted special use.

- (11) Permits may be revoked or expire for the following reasons:
- The *Zoning Board of Adjustment* finds them in violation of the conditions of the permit or another regulation/ordinance.
 - Approval is valid for one particular use and shall expire one year after the date of approval, if construction or the use has not started. The Zoning Administrator may grant a one-time only 6 month extension on the Zoning Board of Adjustment Approval.
 - The Special Use Permit shall expire if the use ceases for six (6) months for any reason. Any future extension requests must be granted by the Zoning Board of Adjustment prior to the date of expiration.

SUP General Impacts Criteria

Explain how the proposed use contributes to, hinders, or otherwise impacts each of the criteria below. All criteria must be discussed. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff and the board in reviewing the proposed use. The more information you can provide, the easier it is for staff and the *Zoning Board of Adjustment* to review the application.

- (1) The proposed development will not materially endanger the public health or safety.
- Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches:

This project is not a threat to public health or safety. Additional traffic will be very minimum and limited to 1-2 additional vehicles in the area on one day per week.

- Provision of services and utilities, including sewer, water, electrical, telecommunications, garbage collections, and fire protection:

This project will utilize owner's utilities already on the property including well and garbage. Upgrades to electrical services will be made through the power company and the contractor will install necessary septic, including two separate systems for domestic and animal waste.

- Soil erosion, sedimentation, and stormwater run-off:

This project is being built in a manner that will not affect publics (neighboring ranches) health. The proposed building will not impact the grades impacting run-off or changing dirt enough to effect soil erosion.

- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or ground water:

This project will utilize an existing well on our private property and not affect neighboring water supplies. This project is coordination with DEQ and their standards for protecting water.

- (2) The proposed development is a public necessity, or will not substantially impact the value of adjoining property.
- a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

Slaughter and butcher facilities are overwhelmed and demand is high for more of this type of business.

Our property is very rural and neighboring property owners are at one mile or more from our property and have indicated support for the business. Many neighbors will utilize our business for their own butcher needs.

- b. Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as to justify it regardless of its impact on the value of adjoining property.

Not applicable

Proposed facility is in extreme high demand and will not affect value of adjoining property.

- (3) The proposed development will be in harmony with the area in which it is located.
- a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

This type of business is recognized as a necessity in rural Montana and valuable to ranchers with livestock. Our building will be clean, attractively built and maintained to coincide with our personal dwelling in the area.

- b. Consistency with the municipal and joint land use plans incorporated by the Growth Policy.

Proposed facility is not in a municipal.

SUP Growth Policy Criteria

Explain how the proposed use will be consistent with each of the Cascade County Growth Policy goal objectives. All objectives must be discussed. If an objective is not applicable, please explain why. The more information you can provide, the easier it is for staff and the Zoning Board of Adjustment to review the application.

Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.

Objectives:

- A. Stimulate the retention of existing businesses and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.

Neighboring and state-wide, our peers have indicated a need for more butcher facilities. This project boosts access to processing as well as an additional retail business for the industry. We will contribute to a sustainable ag economy by completing a portion of the cycle of livestock and equipment sales, feed sales, and retail purchase of meat.

- B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

The need for this business is high and this business will support tax bases.

- C. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunication, and youth/social services.

As an agriculture business, this will complement the current ag industry well and we will not only support area ranchers by providing a necessary service, but be able to retail a high-end meat supply to customers. We will also be supporting local ag and supply stores and drawing customers, state-wide to our area where they will shop and dine in our town.

- D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base. This project supports Cascade County's agriculture heritage and rural economy. It will contribute to the economic base in several ways as listed above. The need for quality butchering is not restricted culturally.
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- E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

We are excited to add a business of this type and our facility will be built to be able to expand into a state licensed facility. We can process animals for other meat retailers and support local entrepreneurship as more people turn to locally-sourced business opportunities. We can work with individuals, businesses, restaurants, schools, etc.

- F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chamber of commerce, development organizations and business roundtable organizations.

Noted above, this business is a great example of a strong, local, essential business. We hope to utilize the support of the chamber, and are already working with the Cascade County rural development office and other organizations.

- G. Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new businesses.

Stated in section C. We not only attract business for our own but would draw customers who need processing to the area from ranches across the state. This will boost local economy. Access to a local butcher also supports more meat retail opportunities.

- H. Network with and support other economic development efforts in the region and statewide, in recognition of Cascade County's interdependence with other communities and to leverage available local resources.

This project supports other butcher facilities to process animals that are killed at state and federal facilities. This will also allow retail meat businesses from across the state more processing options.

- I. Encourage the growth of the agricultural economy.

This business is a direct positive impact on the agricultural industry by increasing livestock processing capacity.

- J. Stimulate the growth of the economy by encouraging the use of alternative methods of energy production, including wind energy.

not applicable.

Do not have current plans for financial resources for alternative energy.

Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.

Objectives:

- A. Foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands and forests.

This project supports a sustainable agriculture industry with livestock used for grazing needs- both forest and plains, the livestock industry depends on the crops grown for feed and the industry works in harmony.

- B. Preserve Cascade County's scenic beauty and conserve its forests, rangeland and streams, with their abundant wildlife and good fisheries.

This building will complement the scenery well and opportunities are present for composting waste and contributing to soil health. The livestock industry as a whole is a great tool for conservation.

- C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.

This building will be on private property, located near our personal dwelling.

- D. Assure clean air, clean water, a healthful environment and good community appearance.

No impact on air or water. Building will be attractive and support the community appearance.

- E. Support the development of natural resources including but not limited to timber, mining, oil and gas production and renewable energy production.

not applicable ~~We do not have~~ We will be processing livestock and ~~there~~ will not be developing natural resources

- F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfields processes.

not applicable We do not have any property that ~~needs~~ requires redevelopment. All property is and has been farm ground or pasture land.

Goal 3: Maintain agricultural economy.

Objectives:

- A. Protect the most productive soil types.

The location for this building will be on soil on our property with limited grazing use currently.

- B. Continue to protect soils against erosion.

Property will be constructed in a sustainable manner and will not impact soil erosion.

- C. Protect the floodplain from non-agricultural development.

This will not affect the floodplain

- D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

This is a value-added business for the agricultural industry that will provide necessary processing for livestock producers in the region and a value-added retail business by selling meat and meat products.

Goal 4: Retain the presence of the US Military in Cascade County

Objectives:

- A. Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.

Not applicable

Facility has nothing to do with federal delegation
No impact anticipated as it does not apply to my business

- B. Promote the location of additional military missions in Cascade County.

Not applicable

No impact anticipated as it does not apply to my business

- C. Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations.

Not applicable

No impact anticipated as it does not apply to my business

- D. Refer to the Joint Land Use Study for resolving conflicts and promoting mission compatible development.

Not applicable

No impact anticipated as it does not apply to my business

Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.

Objectives:

- A. Maintain Cascade County's citizens independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.

This business provides a service and a resource for locally-raised meat, positively affecting the population.

- B. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historic sites and archaeological areas.

Agriculture is a vital part of Cascade County's heritage and this business ensures ranchers can continue to live that historic lifestyle.

- C. Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wildland-urban interface.

Fire prevention is always a priority issue on the ranch we live on and will continue to be with this new project. This business is not an increased fire risk, however.

- D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

This business opens an opportunity for teaching the art of butchery and encouraging others to consider this industry. It does not have a direct impact on recreational spaces or health services.

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Printed Name of Applicant: Todd Standley

Signature of Applicant:  Date: 10-6-2020

Printed Name of Property Owner: Todd J. or Alena O. Standley

Signature of Property Owner:  Date: 10-6-2020

Office Use Only

Fee: ☒ Application (\$450.00)

Payment Type: ☒ Check No.: 1097

☐ Cash

Date Application Received: 10/09/20

Application Number: SUP 011-2020

ZBOA Public Hearing Date: _____

☒ Completed L/C Application(s) ☒ Completed Use Statement

Date Application Approved: _____

Associated L/C Permit Number(s): L/C application 207-2020

Approved Permit Number: _____

Approved by (staff): _____

Review Items

SUP General Impacts Applicant Response Review

| | | | | | |
|------|---------------------------------------|-------------------------------------|------|---------------------------------------|-------------------------------------|
| 1.a. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient | 2.a. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| 1.b. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient | 2.b. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| 1.c. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient | 3.a. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| 1.d. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient | 3.b. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |

SUP Growth Policy Criteria Applicant Response Review

| | | |
|------------|---------------------------------------|-------------------------------------|
| Goal 1. A. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. B. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. C. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. D. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. E. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. F. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. G. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. H. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. I. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 1. J. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 2. A. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 2. B. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 2. C. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 2. D. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 2. E. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 2. F. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 3. A. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 3. B. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 3. C. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 3. D. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 4. A. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 4. B. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 4. C. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 4. D. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 5. A. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 5. B. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 5. C. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |
| Goal 5. D. | <input type="checkbox"/> Insufficient | <input type="checkbox"/> Sufficient |



Cascade County Use Statement Form

Cascade County Planning Department
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Permit No: _____
App. No.: _____
Applied Date: 10/09/20

The Use Statement Form is required for all Special Use Permit applications and is designed to provide pertinent information about the proposed use. It is important that the use statement provides a complete understanding of your proposal. The use statement that you submit must address all the following items that apply to your proposal. Your use statement must be written in on this form or written in a legible manner on a separate sheet of paper and submitted with your Special Use Permit application in print or by email. If your responses are written on a separate sheet of paper, indicate the number of each response corresponding with the item numbers listed below. Where a definite answer cannot be provided for any of the items below, provide an estimate and indicate any uncertainty. Begin by indicating all relevant uses of the proposal below and proceed to address each item. The form will not be considered complete without a signed and dated submission by the landowner and/or applicant.

Use type (check all that apply): ☐ Residential ☒ Commercial ☐ Industrial

If the proposed use is residential only then only questions 1-6 are required. For uses that are commercial and/or industrial all questions must be addressed. If the item does not pertain to the proposed use, then indicate that the item does not apply.

1. Nature of the use - what do you propose to do and how do you plan to do it? Describe in detail.

We plan to build a butcher and meat processing facility on our property in Cascade. We raise our own livestock that we will process and sale at retail but also take on custom business to process livestock for livestock producers from our region. We have worked with an Extension program out of Oklahoma State University to complete a feasibility study and received a grant from the state of Montana to help with building costs. Our business plan is to start small and be a self-employed processing facility, butchering up to six beef per week. We have attached our business plan which further describes our plan, goals, mission and market research.

2. Access to the site:

☒ Public Road ☐ Private Road Surface: ☐ Paved ☒ Gravel ☐ Dirt

Indicate the planned access points in the site plan. If a new approach will be required, contact either Montana Department of Transportation or County Road and Bridge Division.

3. Describe any planned advertising or signage. Include the size, appearance, and placement.

We will have a sign on our business building and near the end of the driveway on our private land.

4. Will existing buildings be used, or will new buildings be constructed (or both)? Indicate new and old buildings or structures on the required site plan.

A new building will be built for this business.

5. Will any landscaping or fencing be developed? If so, describe the type of landscaping and/or fencing elements planned. Use reference to the site plan for clarity.

Some landscaping will be completed to facilitate driveways, parking area and to maintain aesthetics. Current fences on our property will remain.

6. Does the proposed use require any other local, state, or federal permits or licensing? If so, indicate the permits and/or licenses and when they will be acquired. If the permit and/or license has already been acquired, provide the permit and/or license number.

We will obtain a "Custom Slaughter" exemption and a "Retail" exemption license from the Department of Livestock.

If the proposed use is residential only, you may stop here and sign at the end of the form.

7. Operational time limits:

Months (if seasonal): from Year Round to

Days per week: 6

Hours (HH:MM AM/PM): from 6:00 am to 6:00 pm

Total hours per day: 10-12

Special activities: Livestock will be delivered one day prior to slaughter day.

Frequency: 1 day per week

Hours: from 12PM to 6PM

Are these indoors or outdoors? both/primarily indoor

8. Expected number of customers or visitors:

Average per day: 1

Maximum per day: 5

Hours (when they will be there) (HH:MM AM/PM): from 8:00 am to 5:00 pm

9. Number of employees:

Current: 1

Future: 2

Hours they work (HH:MM AM/PM): from 6:00 am to 6:00 pm

Do any live on-site as a caretaker? I live on the property

10. Service and delivery vehicles:

Number: 1

Type: (1) 1 Ton Pickup

Frequency: Once/Week

11. Number of parking spaces for employees, customers, and service/delivery vehicles:

10 spaces available

12. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain.

No. Our retail sales are internet based.

13. What equipment is used? If available, provide pictures or a brochure.

Winches, meat grinder, meat saw, large coolers and freezers, skid steer, knives and other kitchen tools.

14. What supplies or materials are used and how are they stored?

Food grade spices and packaging materials will be used and stored in a storage area in the facility.

15. Does the use produce any of the following by-products which may be considered a nuisance?

☐ Noise ☐ Glare ☐ Dust ☒ Odor ☐ Smoke

☐ Other _____

If so, explain how this will be reduced or eliminated?

Offal will be composted to reduce the smell, a significant distance from any residence in the area. This is also a way to recycle this bi-product and create a renewable resource.

16. Does the proposed use involve livestock animals? If so, provide the types of livestock and the approximate number of each type of animal involved.

We will have the capacity to process 4-6 beef, 3-4 pigs and 3-4 lambs per week.

17. Will any solid or liquid wastes be produced (other than septic system waste)? If so, list (for each) : (1) the type(s) of waste; (2) the estimated volume of waste; (3) how and where it will be stored; (4) how it will be hauled; (5) where it will be disposed at and how often.

The solid waste will result in up to 5, 5-gallon barrells per week and will be composted daily.

18. Estimated volume of water to be used (gallons per day) and the source of water:

500-600 gallons of water per day will be utilized from our personal well. Primarily for cleaning.

19. Explain which buildings or what portion of buildings will be used in the operation. Use reference to the indicated structures or buildings in the site plan for clarity.

The butcher facility will be built and is the only building used.

20. Will any buildings or portions of buildings be rented or leased? ☐ Yes ☒ No

21. Will any outdoor lighting or an outdoor sound amplification system be used? If so, describe how and when they will be used.

Outdoor lighting will be used around the outside of the building for safety and security.

22. Is there any other information that will provide a clear understanding of the project or operation?


Please see our business plan for an in-depth description.

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge and acknowledge that the information provided herein may be binding upon issuance of an approved Special Use Permit with conditions.

Printed Name of Applicant: Todd Standley

Signature of Applicant:  Date: 10-9-2020

Printed Name of Owner: Todd J. or Alena O. Standley

Signature of Owner:  Date: 10-9-2020

T and A Ranch

Cascade, Montana

Meat Processing Plant Business Plan

June, 2020



Executive Summary

We are Todd and Alena Standley of T and A Ranch. We own a small part of the family ranch that Todd grew up on in Cascade, Montana and raise cattle and sheep. The ranch is not large enough to support several families so we have sought to diversify our ranching business in order to find a sustainable position in the agriculture industry. Late in 2019, we partnered with a neighboring ranch and launched Cross Pine Farms where we sell direct-to-consumer meat. This business has seen positive growth, particularly with the timing of COVID-19 which increased demand for locally raised meat. However, a variety of challenges surrounding meat processing have become more evident including overwhelmed meat processors with very little availability, variations in meat cutting and packaging that results in an inconsistent product, and the inability to customize for value-added products. We have worked closely with allies in the industry including other small-scale meat processors, financial advisors and peers in the livestock industry to evaluate the need and feasibility of building a new meat processing plant on our property. It is our plan to build a new processing facility – which will have a new business name - on the T and A Ranch. This project is designed to not only allow us to cut and retail our own meat but to take on other meat processing business and support other ranchers and their customers with custom exempt cut and wrap orders. With future expansion and further certification in mind, the building is designed to allow for expansion or modification as the business warrants.

Business Description

We have land available that we can develop and build a facility on. We are located between Cascade and Ulm, Montana and just ten minutes from the interstate with a seven-mile drive to Great Falls. This geographic location is ideal for customer access as well as for us as a family, so that we can still raise a small number of livestock for our retail business. The only meat processing facility in business in the area is Cascade Meats which is for sale and the owner is seeking to retire soon. We've researched purchasing this facility and the cost and needed updates are very prohibitive and not feasible versus building a new facility. Any facilities within a 200 miles radius are facing full schedules and no butcher dates for up to eight months, and limited availability for customized processing. Based on several discussions with current meat processors, a new competing business would be an asset for the livestock industry as a whole and not a detriment to their business. Demand for meat cutting has surpassed the supply of meat processing facilities for several years in Montana and the economy can easily support another small, custom-exempt business like ours.

Furthermore, we strive to stand out in the following ways:

- Excellent customer service- our customers, both retail and meat cutting, will know they are talking to fellow ranchers and members of the community. Their trust in us is paramount.

- Premium Business Standards- we're taking small business courses catered to this type of unique business so we can build a business that will sustain for generations and benefit the agriculture community beyond our career lifespan.
- High quality products with a memorable story- our business theory begins with the foundation of consciously raising superior livestock based on sound genetics and animal husbandry and captures new-age marketing by telling our story via social media. Consumers want to know the ranchers who raise their meat and we want to know our customers.
- Flexibility- we're designing a business that can adapt. If a customer needs more processing reservations due to a variety of circumstances, we can schedule accordingly. We can schedule our retail customers based on our livestock program and ensure we're always providing a timely and premium product if we're allowed the flexibility of owning our own processing facility.

Todd is a self-starter and has always maintained that believing in what you do is the best way to strive for your goals. This is an opportunity he has explored for several years and the current market is the optimal time. He will be the manager and main butcher for the first couple of years while we get the business underway. He has shadowed with Brian and Amber Larsen of Benchland Processing and gained their support to continue studying butchery with them. They have been very instrumental in helping us develop our floor plans. We are also working with a family friend who has retired from full-time meat cutting to further learn this skill.

This is truly a family business. Alena and Todd will work together to finalize cut and wrap orders, manage customer details and the books for the business. We are designing the facility to start small so we can master our skill and navigate the best business practices that will serve our community. Initially, we will rely on the ranch-kid work ethic we were raised with and will commit the extra time and sweat equity needed to make our facility succeed. We are also humbled by the generous support and training offered from our peers in the industry who have encouraged us to build our business. When we know the business is ready for expansion, we plan to hire additional labor within two years to help Todd in the butcher shop. Ultimately, we plan to add the local labor that our facility grows to encompass in order to grow with the demand of the industry. Again, as the business warrants, we want to build a facility that adapts easily and can grow into new certification levels.

Business Mission and Strategy:

Mission:

Premium products with high quality customer experiences that honor our Montana and rural heritage.

Strategies:

- Work closely with two, small, locally owned, Montana meat processing facilities for input and guidance through the business planning and facility design stages.
- Seek input from other ranchers and potential customers about services offered, design, packaging, etc.
- Ensure that all practices meet current processing standards for our certification level and keep additional certification in mind in the planning and growth of the business. This can be accomplished with regular communication with state and federal inspectors.
- Offer cuts and value-added products that customers are requesting.
- Regularly seek rancher and customer input.

Markets and Competition

There is great demand for additional meat processing services across the entire state of Montana. Ranchers like ourselves and others are frequently frustrated by limited availability at existing processing facilities, or the large distances required to travel for meat processing. This facility aims to relieve not only some of the stress we have experienced while running a direct-to-consumer meat retail business but open another outlet for area and state-wide livestock producers to have their livestock butchered. We are also aware of the limited availability that current processors have for customization of their orders due to overwhelming demand. We know this market is important and want to work with our customers to meet their specific cut and wrap orders.

Consumers are actively seeking out local sources for their meat and want to connect to the rancher who raised it. We are studying and improving our ability to tell this story and build a customer base that wants to follow our story and come back to us for their meat. This is a unique business model for this industry and know it can set us apart as we grow our business.

Nearest Competitors:

Cascade Meats (20 miles away): Small, custom-exempt processor who seeks to retire and sell his business. He has cut his intake and business substantially and doesn't maintain enough openings to support many ranchers in the area. This business does not focus on local meat sources and we can market our strengths in that area.

L & M Lockers (45 miles away): Medium, custom-exempt processor with an overwhelmed schedule. They do a fantastic job and we highly respect them and currently use them for some of our processing. They're very supportive of us building this business and have offered some great input for our planning purposes.

Chaons Custom Cutting: This business has an inconsistent service- at times the community isn't sure if they are open. We've been disappointed in our products when

using them in the past. They focus heavily on large orders from junior livestock programs and wild game processing so we don't see them as a primary competitor.

The Butcher Block: Medium-sized processing facility that does a good job with basic custom orders. We have used their processing service in the past, but they currently don't have any availability and reserve most of the Fall for wild game processing.

SWOT Analysis:

Strengths:

- Organized, motivated, and determined to succeed
- Lifelong experience raising livestock and communicating with slaughter facilities
- Customer-service focused
- Established meat retail business with customers and regular orders for meat
- Strong relationships with local and state ranchers to build a customer base off of
- Strong desire to build this business for our family and the livestock industry as a whole

Weaknesses:

- Location is not in town
- Lack of professional experience meat cutting
- Low upfront capital

Opportunities:

- High demand for local processing and additional facilities
- Increasing demand for locally-sourced meat due to recent market disruptions including COVID-19
- Building new allows for customization for industry needs and utilizing the latest technology and equipment that improves efficiency
- Flexibility to grow and build the business to suit the industry needs including State and USDA Inspection

Threats:

- Increased retail meat sales from local ranches
- Area competitors increasing capacity/labor/butchering dates

Marketing Strategy

Two Part:

1. Be able to better serve our current customer base by processing our own livestock and retailing custom, premium cuts and products under our brand.
 - a. Continue our marketing efforts via social media and future website
 - b. Be able to offer more inventory on a schedule based on our processing times.
2. Serve the area family ranches that seek quality, reliable custom meat processing.
 - a. Build a business brand that markets our story including our Montana heritage, ranching backgrounds, education and family business model that appeals to like-minded ranches that need processing.

Financials

In order to build the processing facility, we will need an estimated \$375,000. This value includes the infrastructure for the building itself, all necessary equipment for startup, marketing, sales equipment and software, additional training and licensing, etc. We had the contractor, TDS Enterprises, bid the project to include the top tier level of infrastructure from insulation, wall height, foundation depth, septic, electrical, etc. This gave us a starting point to start trimming costs where possible. This total bid came to \$425,000. We aren't building a high capacity slaughter facility at this time so items like septic and electrical can be downgraded from a full two-tank system and 3-phase electrical to get started. These upgrades would happen in the long-term if necessary and feasible. We've also priced out top of the line freezer and cooling systems that can be downgraded or modified to our needs. Another area we can cut costs is finding areas we can do our own labor. I built our house and have gained enough construction experience to take on some elements of the building process. This will trim our costs significantly and the contractor has agreed to be flexible with us as we move forward with planning. Items like the equipment are a fixed cost and necessary to the business but we are pricing out quality, mid-line equipment that will meet our needs as a small processor, but last for a long time when well maintained. When discussing with the contractor, we felt it was beneficial to see the top of the cost bracket and work down from there. We've included this high estimate for transparency but upon receiving financing and moving forward, we will modify a final bid with the contractors.

Included:

- Spreadsheet of specific financial information including Operating Assumptions, Personnel Expenses, PP&E, Expense Projections, Market Projections, Operations Summary, ROI, and a Loan Amortization Schedule.
- Bid Sheet from TDS Enterprises- AT MAXIMUM EXPENSE
- Floor Plan from TDS Enterprises
- Equipment Cost Sheet

Funds will be acquired with:

- Personal Savings
- Bank construction loan
- Montana COVID-19 Relief Meat Processing Grant

We've communicated our plans with the local bank here in Cascade. They are supportive of our project and have committed to work with us financially as the market allows. This grant is imperative to the success of our business plan and we are optimistic that our project fits the goal of this program and will be a success story for the Montana Department of Agriculture and the COVID-19 Relief grants.

Resources

Iowa State University Extension- Guide to Designing a Small Red Meat Plant

Oklahoma State University Journal of Extension

Northwest Energy- Building plans and power needs

Cascade County Waste Management- waste water planning

Niche Meat Processor Assistance Network (NMPAN)

Nightfall Farm- Resources for Starting a Butcher Shop

Ty McDonald- Financial Advisor

TDS Enterprises- Contractors for floor plan and construction bid, research and planning

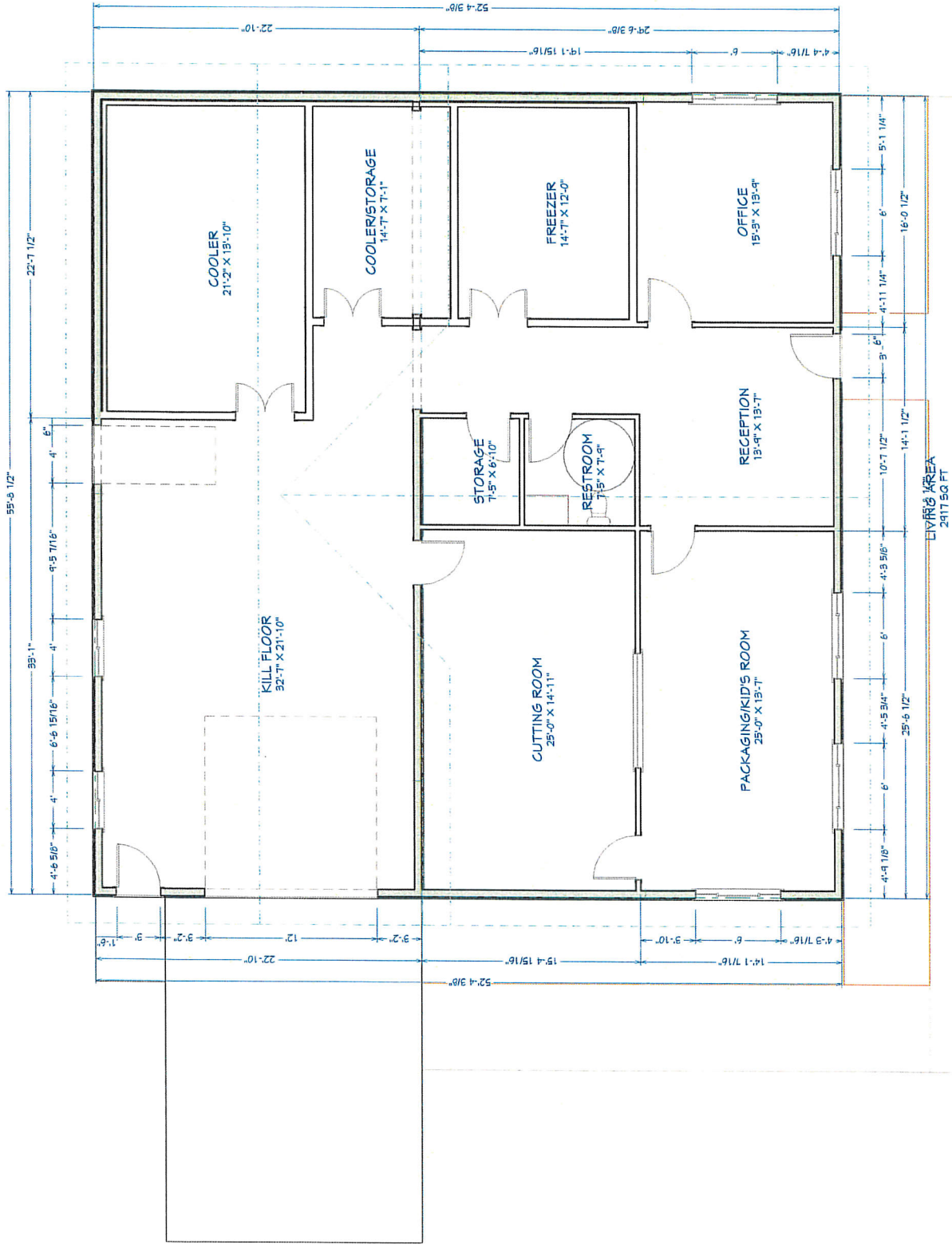
Sugar Mountain Farm Butcher Shop Plans

Brian and Amber Larson, Benchland Processing- business planning, training, building plans

Dustin Anderson, L&M Lockers- Business Planning and advice

Steve, Cascade Meats- Business comparison, industry discussions

Merrill and Jeanne McKamey- Business planning, consultation



CASCADe COUNTY SUBSURFACE WASTEWATER TREATMENT SYSTEM Permit Application Form

Directions: Fill out the following application completely and submit with appropriate septic permit application fee. Minimum requirement for a permit may include submitting a copy of a Certificate of Survey, excavating an 8' deep test pit within 25 feet of the proposed system, performing a percolation test, taking a nitrate sample from an existing or nearby well, and/or providing additional information to fulfill the minimum requirements outlined in the Cascade County Wastewater Treatment System Regulations.

STANDLEY Todd ALENA
Property Owner Last Name (Company if Commercial) First Name Property Owner Other

Home phone / Cell phone 1 (406) 799-9955

*Address Where System is to be Installed City/Town Home phone / Cell phone

*(If new construction, address may be issued following septic permit approval)

1175 RIVER RD CASCADE MT 59421 toddstandley86@gmail.com
Current Mailing Address City/Town State Zip Code Owner email (to send copy of permit)

of Acres 20 Residence or Commercial R/C # of Bedrooms N/A # of People on System _____
Parcel ID # _____ Geo Code # 02-2591-29-1-04-01-0000 New or Replacement System NEW / REP

Are there existing or planned water treatment systems in the home? YES/NO (Ex. H2O softener, RO units, Other _____)

Is Property Located in Approved Subdivision YES / NO

Name of Subdivision: _____ Subdivision Approval Number: _____

Lot _____ Block _____ Section 14 Township 35E Range _____

Other Legal Description: _____ Water Supply: _____

If Well, Depth in Feet _____ Is Property Located in 100 Year Floodplain? YES / NO

Is proposed drainfield 100' from surface bodies of water (ponds, rivers, creeks, etc)? YES / NO

Are there any Sanitary Restrictions or easements on this property which would prohibit the construction of a structure requiring water and sewer (i.e. agricultural exemption, sanitation act exemptions not on plat)? YES / NO

This information is correct to the best of my knowledge. I understand that if any of the application information is found to be incorrect, and/or any restrictions, delinquent taxes or community decay citations placed on this property have not been properly removed at the time the permit is issued, my application and/or permit will be invalid. This permit does not obligate this office to guarantee the performance of the system. The permit is issued based on sizing requirements based on application information, previous permits issued for property if any, and on-site evaluation as set forth by the State of Montana and adopted by Cascade County. Permittee shall provide 24 hr notice prior to any required inspection by the department. Permit will be invalid if system is not installed within 180 days of issue date. THIS PERMIT IS ISSUED WITH THE UNDERSTANDING THAT THE MINIMUM REQUIREMENTS OF CASCADe COUNTY REGULATIONS FOR SUBSURFACE WASTEWATER TREATMENT SYSTEMS WILL BE MET.

Todd Standley 10-9-2020
Signature of Applicant (Owner of property) Date

Prior to issuance of a septic permit, approval by the Cascade County Planning Department must be obtained for compliance with Zoning, Floodplain, Commercial Development, and Subdivision Regulations.

County Planning Dept./ Location Conformance

Permit Application # _____ Date _____ Septic Fee Amount Paid _____



Cascade County Location/Conformance Permit Application

Cascade County Planning Department
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919

Permit No: _____
App. No.: 207-2020
Applied Date: 10/09/20

General Information

A Location/Conformance (L/C) Permit is required: (1) for all changes of land use and commercial activities within Cascade County jurisdiction and (2) prior to the construction of all buildings and structures two-hundred (200) square feet or larger on all lands within Cascade County jurisdiction. L/C Permits are not required for "site preparation," as defined in the Cascade County Zoning Regulations (CCZR). L/C Permits are to be issued for one use and are required for each tract of land. Legally issued L/C Permits shall expire one year after the date of approval if construction or the use permitted has not started. A one-time-only twelve (12) month extension may be granted by the Zoning Administrator upon request. L/C Permit applications require a non-refundable application fee of fifty dollars (\$50.00) unless non-site preparation work started prior to the issuance of an L/C Permit; post-work projects require a non-refundable application fee of two hundred dollars (\$200.00).

Project Information

| | | | | | | | | |
|---|--|-------------------------------------|---|---|--|-------------------------|---------------|---------|
| Project Address | 1125 River Road, Cascade, MT 59421 | | | | | | | |
| Estimated Project Value (\$) | \$400,000 | | | | | | | |
| Property Description | Legal Description | Section | 19N | Township | 02E | Range | 29, COS No. 2 | COS No. |
| | | Subdivision | | | | | | |
| | | Part, Tract, Block, Lot Descriptors | | | | | | |
| | Parcel No. | | | | Geocode | 02-2891-29-1-04-01-0000 | | |
| | Total parcel area | 20 | | | Unit: <input checked="" type="checkbox"/> Acres <input type="checkbox"/> Square Feet | | | |
| Property Owner | Name | Todd James and Alena Ogg Standley | | | | | | |
| | Address | 1125 River Road, Cascade, MT 59421 | | | | | | |
| | Phone Number | 406-799-9955 <u>406-868-4893</u> | | | | | | |
| Applicant (Contractor, Engineer, etc. that is filling out this form) | Name | TDS Enterprises, LLC | | | | | | |
| | Address | 18 Big Sky Place | | | | | | |
| | Phone Number | 406-590-5291 | | | | | | |
| | Email | | | | | | | |
| | Preferred Method of Contact | | | | | | | |
| Application Type | <input type="checkbox"/> Change of use <input checked="" type="checkbox"/> New build <input type="checkbox"/> Alteration | | | | | | | |
| | Previous use: | Agriculture | | | | | | |
| Use Type | <input type="checkbox"/> Single-family Residential | | <input type="checkbox"/> Multi-family Residential | | <input type="checkbox"/> Public/NGO | | | |
| | <input type="checkbox"/> Duplex | | <input type="checkbox"/> Mobile Home | | <input type="checkbox"/> Sign | | | |
| | <input checked="" type="checkbox"/> Commercial | | <input type="checkbox"/> Industrial | | <input type="checkbox"/> Registered Premise | | | |
| | <input type="checkbox"/> Garage/Shop/Barn | | <input type="checkbox"/> Home Occupation | | <input type="checkbox"/> Other: _____ | | | |
| Structures | Number of existing structures | 2 | | Total existing structure area (sq. ft.) | 3552 | | | |
| | Number of proposed structures | 1 | | Total proposed structure area (sq. ft.) | <u>2970 3025</u> | | | |
| | Total area of alteration (sq. ft.) | | | | | | | |
| Water/Waste | Type of sewage disposal | septic | | Source of water supply | well | | | |

Project Description:

Small, custom exempt butcher and meat processing facility on our private land. This project is in response to the struggling and overwhelmed processing facilities across the state and to expand our retail meat business.

Submission Checklist

Location/Conformance Permit applications shall be submitted to the Cascade County Planning Office for review. The following checklist must be completed and signed by the applicant before the application can be reviewed. Where applicable, all required permits/forms must be attached to the application.

- ☐ A site plan prepared at a scale not less than one-inch equals one-hundred feet (1" = 100') containing, where applicable, the following minimum information (a site plan is not applicable if it is a change of use):
 - ☐ Name and address of applicant.
 - ☐ Legal description and boundary lines of property being considered for review.
 - ☐ Existing and proposed land use upon the site.
 - ☐ Names of owners and existing land use on adjacent property.
 - ☐ Location, size, dimensions and uses of existing and proposed buildings and improvements.
 - ☐ Location and description of existing and proposed utilities.
 - ☐ Location and dimensions of curb cuts and access points.
 - ☐ Location, size, dimensions, and number of off-street parking spaces, including on-site vehicular driveways and type of surface improvements.
 - ☐ Location and type of existing and proposed landscaping or buffering.
 - ☐ Location, type, and height of existing and proposed fencing and screening.
 - ☐ Location, type, and height of sight-obscuring improvement surrounding areas of storage for raw materials, finished products, machinery, and equipment.
- ☐ Floodplain Permit (attached). This is required if the project is in a regulated floodplain.
- ☐ Approach Permit (attached). This is required if the proposed approach is from a county or state road.
- ☐ Addressing application (attached). This is required if the subject property needs a structure addressed.
- ☐ Septic Permit (attached). This is required for projects installing a septic system, re-utilizing a pre-existing septic system, or increasing the capacity of a pre-existing septic system on the subject property.
- ☐ General Permit for Storm Water Discharge Associated with Construction Activity (attached). This is required for projects that will disturb an acre or more of land.

Attestation Statement and Signature

I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Signature of Applicant: Todd E. Sundler Date: 10-9-2020

Signature of Property Owner: Todd E. Sundler Date: 10-9-2020

OFFICE USE ONLY

Fee(s): ☒ Pre-work (\$50.00) ☐ Post-work (\$200.00) ☐ Addressing (\$25.00)

Payment Type: ☒ Check No.: 1097 ☐ Cash

Date Application Received: 10/09/20 Application Number: _____

Reasonable Accommodations Requested & Provided: ☐ Yes

Date Application Approved: _____ Approved by (staff): _____

Approved Permit Number: _____ Associated SUP Number: SUP11-2020

REVIEW ITEMS

Zoning District: _____

Restrictions/Covenants: ☐ Yes ☐ No ☐ N/A Type: (1) 1 Ton Pickup

Physical/Legal Access: ☐ Yes ☐ No

Setback Requirements (ft): Front: _____ Rear: _____ Side: _____

Parking Requirements: ☐ Yes ☐ No ☐ N/A
Existing: _____ Required: _____ Proposed: _____

Landscaping Requirements: ☐ Yes ☐ No ☐ N/A
Frontage Option: _____ Buffer Option: _____

Administrative Relief Requested: ☐ Yes ☐ No

Administrative Relief Granted: ☐ Yes ☐ No

Height Requirements: ☐ Yes ☐ No ☐ N/A

☐ Airport Zone: _____ ☐ Military Overlay District: _____

Floodplain: ☐ Yes ☐ No ☐ N/A

Permit Attached: _____ ☐ Yes ☐ No

Variance Request: ☐ Yes ☐ No ☐ N/A

Variance Approval Attached: _____ ☐ Yes ☐ No

Approach Permit: ☐ Yes ☐ No ☐ N/A

Approach Permit Attached: _____ ☐ Yes ☐ No

City-County Health ☐ Yes ☐ No

Department Approval: Permit Attached: _____ ☐ Yes ☐ No

MS4: ☐ Yes ☐ No ☐ N/A

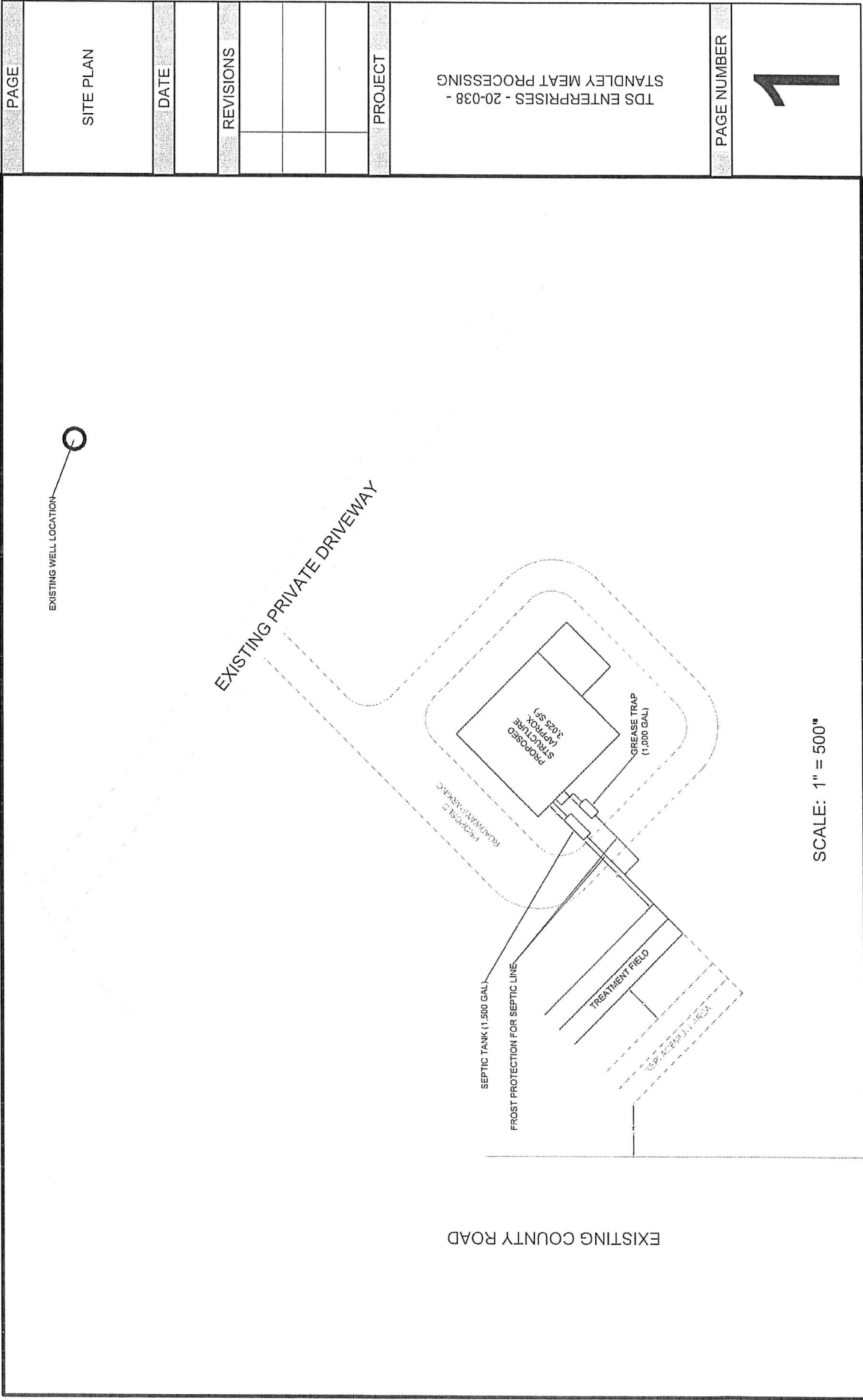
Addressing Approval: ☐ Yes ☐ No ☐ N/A

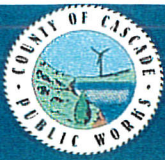
Addressing Approval Attached: _____ ☐ Yes ☐ No

DATA COLLECTION

Permit Category: ☐ Residential ☐ Public/NGO ☐ Commercial ☐ Industrial

| | | | |
|---------------------|---|--|--|
| Permit Type: | <input type="checkbox"/> Dwelling Unit(s) | <input type="checkbox"/> Administrative, Waste Management and Remediation Services | <input type="checkbox"/> Agriculture, Forestry, Hunting or Fishing |
| | <input type="checkbox"/> Utilities | <input type="checkbox"/> Transportation and Warehousing | <input type="checkbox"/> Arts, Entertainment, Recreation |
| | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Mining, Quarrying, O & G | <input type="checkbox"/> Accommodation and Food Services |
| | <input type="checkbox"/> Construction | <input type="checkbox"/> Finance and Insurance | <input type="checkbox"/> Educational Services |
| | <input type="checkbox"/> Information | <input type="checkbox"/> Real Estate and Rental/Leasing | <input type="checkbox"/> Wholesale Trade |
| | <input type="checkbox"/> Retail Trade | <input type="checkbox"/> Prof., Scientific, Tech. Services | |
| | <input type="checkbox"/> Public Admin. | <input type="checkbox"/> Health Care and Social Assistance | |
| | <input type="checkbox"/> Other Services | <input type="checkbox"/> Signs | |





Cascade County Public Works

"WORKING TOGETHER TO PROVIDE EFFICIENT AND EFFECTIVE PUBLIC SERVICE"

\$25.00 Non Refundable Application Fee

(New or Additional Address)

Payment: Check (#) 1097 Cash _____ Amount: \$ 25.00

Date: 10-9-2020

Prepared by: _____

Address Assignment: _____
City: Cascade Zip 59421

Construction Information: _____

1. NEW CONSTRUCTION ☒ CHANGE OF ADDRESS ☐ ADDITIONAL ADDRESS ☐
PREVIOUS ADDRESS (If Changing) _____

2. RESIDENTIAL ☐ MULTI-FAMILY ☐ (# Units ____) COMMERCIAL ☒ (#Units ____)

Owner Information:

Name: Todd or Alena Standley Phone: 406-868-4893

Present mailing address: 1125 River Road

City, State, Zip: Cascade, MT 59421

Property Information:

Subdivision: _____

Lot Number(s): _____ Block Number: _____

Mark Number: _____ Sec: 19N Twnp: 02E Rng: 29 E

Parcel: _____ Geo-Code 02 -2891 -29-1-04 -01 -0000

Certificate of Survey number: 5003 In City: Cascade In County: Cascade

Comments:

Contacts:

Post Office (City or Rural): _____
NW Energy (Mel 454-7190): _____
Energy West (Sally 791-7536): _____
Land/Tec (Candy): _____
Owner _____
County Planning: _____

Additional Information:

Map Number: _____
Residential: _____ Business: _____
GPS Date: _____
Date of Computer Entry: _____
L/C Permit #: _____

Must have City County Health Department Septic Permit